



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ15-00002
Application Type: Rezoning and Detailed Site Development Plan
CPC Hearing Date: June 4, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: 8685 North Loop Drive
Legal Description: Tract 10C, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas
Acreage: 1.87 acres
Rep District: 7
Existing Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-4 (Residential) to S-D (Special Development)
Proposed Use: Apartments

Property Owner: Enrique Mata, Jr.
Representative: Vista Del Sol Architectural

SURROUNDING ZONING AND LAND USE

North: R-F (Ranch and Farm) / Church
South: R-3 (Residential) / Single-family dwellings; R-5 (Residential) / Single-family dwellings
East: R-3 (Residential) / Single-family dwellings
West: R-F (Ranch and Farm) / Single-family dwelling

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)

NEAREST PARK: Pecan Grove #1 Park (5,195 feet)

NEAREST SCHOOL: Mission Valley Elementary (254 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 14, 2015. The Planning Division received a phone call in opposition to the requests.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-4 (Residential) to S-D (Special Development) to allow for apartments. The applicant also submitted a detailed site development plan for review as required by S-D (Special Development) zone district. The subject property is 1.87 acres in size and the detailed site development plan shows a new 37 unit, single and two-story apartment complex, 26 feet in height. The applicant is also requesting for reduced front setback from the required 20 feet to 11 feet as permitted in the S-D (Special Development) district with the approval of a detailed site development plan by City Council. The development requires 76 parking spaces and the applicant is providing 76 parking spaces, to include ADA and four bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from North Loop Drive.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to S-D (Special Development) and approval of the detailed site development plan.

The recommendation is based on compatibility with the surrounding properties zoned residential directly adjacent to the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the Mission Valley Planning Area.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning Division - Transportation

No objections to rezoning and detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

Planning and Inspections Department – Building and Development Permitting

No comments received.

Planning and Inspections Department - Land Development

No comments received.

Fire Department

No comments received.

Police Department

No adverse comments.

Sun Metro

Sun Metro does not oppose this request. Routes 63, 66 and 67 travel along North Loop and have an existing bus stop approximately 200 ft. southeast of the site.

El Paso Water Utilities

No comments received.

El Paso Water Utilities - Stormwater Division

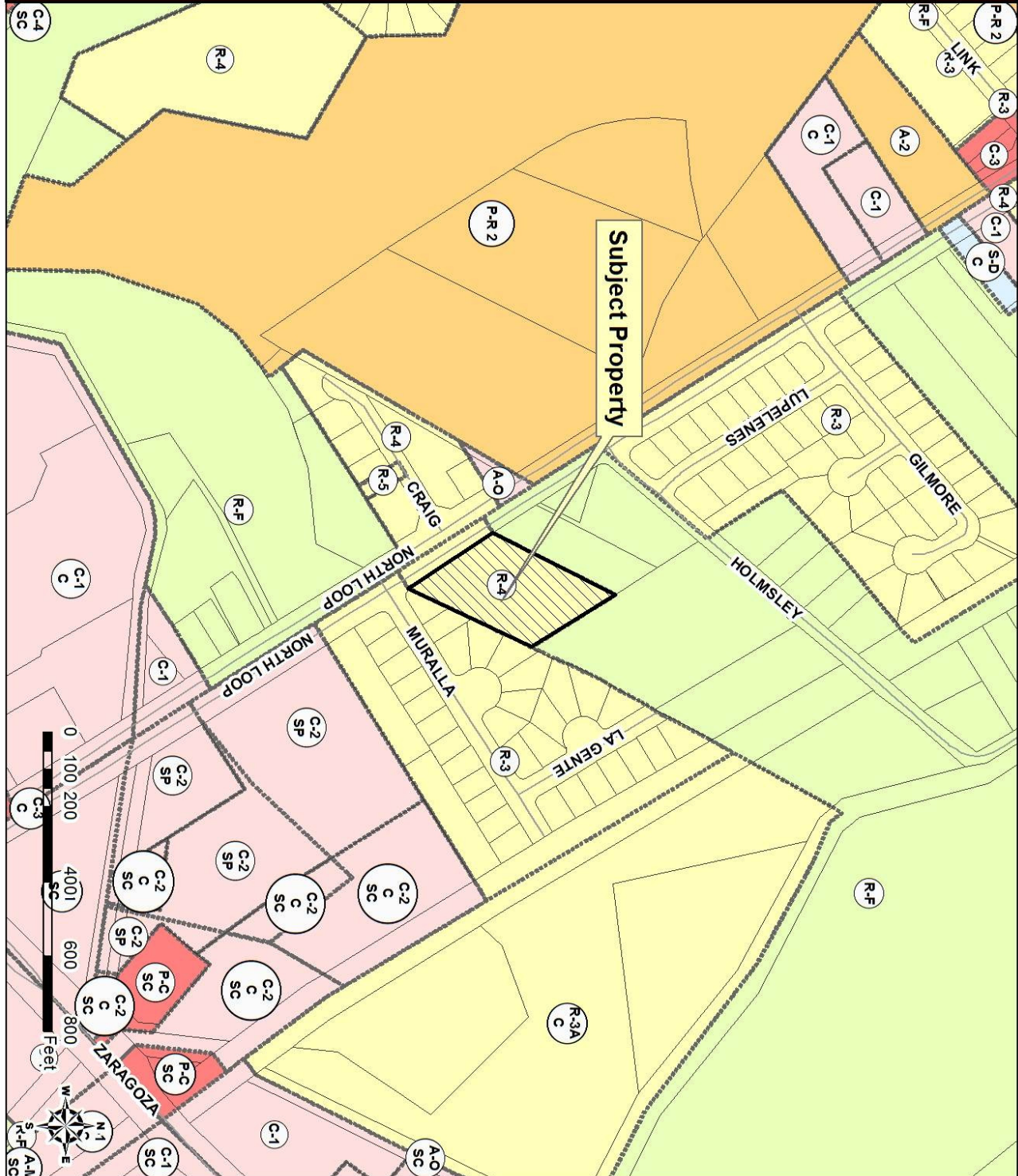
1. Provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
2. Provide an acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
3. EPWU requires retention of all developed stormwater runoff within the subdivision. On the Drainage Plan, provide the existing/proposed capacity of the pond: any existing/proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
4. All downstream storm water management facilities should be in place prior to development of the subject subdivision.

Attachments:

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

ATTACHMENT 1: ZONING MAP

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ATTACHMENT 2: AERIAL MAP

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8685 NORTH LOOP
TRACT 10-C, BLOCK 6

SITE PLAN

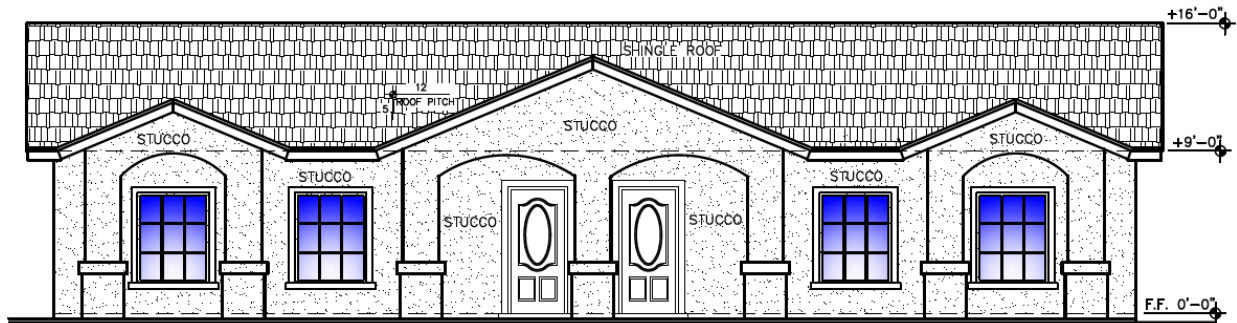
SCALE: 1/32"=1'-0"

ATTACHMENT 4: ELEVATIONS



FRONT ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"